

Restrictions & Covenants of  
Wyldeewood Hills Estates  
A Subdivision in Webster County, Missouri

The following restrictions and requirements are imposed on each and every lot at Wyldeewood Hills for the benefit of all the owners and the developer. With the exception of an existing trailer on lot 26, which is grandfathered (was on 40 acres when purchased.)

1. Single Family Residential Use:

a. All lots shall be used and improved exclusively as one-family residential dwellings.

2. Dwelling Size and Specifications:

a. Each residence shall have a minimum of 1650 sq. ft. of living space on the ground level. Built on a perimeter type, concrete foundation, and be built according to good and accepted construction practices and building codes.

b. Fronts of residences to be Brick, Rock, Solid Wood such as (cedar, cypress, etc.) no vinyl siding or plywood. Or any combination of the above.

3. Restriction of Further Subdivision:

a. No owner may subdivide his lot by deed, lease, license or easement.

b. Only one single family residence per lot.

4. Garages:

a. Each dwelling shall have at least a two-car garage.

5. Animals:

a. No animals, birds, fowl, or livestock may be raised commercially on any lot. No swine, goats, chickens or geese are permitted on any lot. Each lot owner may have a reasonable number of generally recognizable house pets and up to (3) hoofed animals, providing they do not become a nuisance.

b. Under the category of hoofed animals, only two calves may be raised for consumption, and only on Lots 20, 21, 24 and 25. No structure for housing of any animal shall be constructed to the front of any residence.

c. Fencing for cows may not extend past the front of any residence.

d. Fencing for horses may extend past the front of a residence.

e. No fencing of any kind will be allowed nearer than 20 feet from front property line to allow for a parkway along road.

6. Temporary Structures:

a. No trailer, incomplete building, tent, shack or temporary building or structure of any kind shall be used as a dwelling or residence on any lot.

b. The owner may set up a temporary residence (trailer) for no more than six ( 6 ) months, to be used during construction of residence.

7. Setbacks:

a. No Residences shall be constructed nearer than 75 feet from the side or rear of any lot boundary. Or nearer than 75 feet from the front boundary.

b. No Outbuilding shall be constructed nearer than 50 feet from the side or rear of any lot. Or in front of any residence.

8. Storage Buildings:

a. No galvanized metal or tar-papered buildings shall be permitted.

9. Mobile Homes:

a. No mobile homes or modular homes shall be allowed.

10. Repair of Buildings:

a. Each building, structure and fencing shall be kept in good condition.

11. Landscaping and Lawns:

a. Each lot owner shall keep his lawn area properly mowed and free of trash and other unsightly material at all times.

12. Inoperable Vehicles and Other Junk:

a. No inoperable vehicles, equipment, discards or junk of any kind may be stored on any outside or visible portion of any lot.

13. Machinery and Equipment:

a. No commercial machinery or equipment shall be placed, parked or

operated on any lot except as necessary for the construction and maintenance of improvements on the lot.

b. Convenience parking will be allowed for one ( 1 ) commercial vehicle used in an outside business. Parked to the side or rear of the house.

14. Recreational Vehicles:

a. Parking for recreational vehicles and boats will allowed only to the side and rear of any residence.

15. Wells and Septic Systems:

a. Each lot owner must make provisions for his own water supply.

b. Each lot must have its own separate septic system and comply with state regulations. If a lagoon is necessary, it must be to the rear of property and not visible from road.

16. Trash Disposal:

a. Each property owner shall make arrangements to dispose of his/her own household trash. Burning in a barrel will be allowed, when conditions allow, and must be done to the rear of the house.

b. To protect groundwater, no household trash or toxic materials will be discarded or buried on any lot.

17. Brush and Construction Debris:

a. Brush, Stumps, and non-toxic construction debris may be burned and buried on site when wind and moisture conditions are favorable for burning.

18. Hunting:

a. Deer ( archery only )

19. Noise:

a. No person shall cause or create any unreasonable or unnecessarily loud noise or disturbance, injurious to the health, peace, or quiet of the residents and property owners of Wyldewood Hills Estate.

20. Home Owners Association:

Lot owners may form a Homeowners Association after 3 lots are sold, for the purpose of governing the restrictions of Wyldewood Hills subdivision. Each lot owner shall be entitled to 1 vote. The Developer shall be entitled to 2 votes for each unsold lot that remains in its possession.

21. Horseback Riding:

Lot owners may use Road Parkways and unsold property of subdivision for horseback riding.

22. Roadway:

A gravel road thru the development will be maintained and improved by the developer, until half of the lots are sold, or until June 1st. 2011, whichever occurs first. Thereafter, the developer shall have no further obligation to maintain and improve the road in the development. There shall be no obligation on the part of the developer for snow removal. A Road Maintenance Agreement shall be in place after this date that provides each lot owner, excluding the developer, will be responsible for their fractional cost to maintain the road.

23. The Declaration:

By acceptance of a deed or by acquiring any ownership interest in any of the Real Property included within this Declaration, each person binds himself, his heirs, and personal representatives to the covenants, conditions, rules and regulations now or hereafter imposed by this Declaration and any amendments hereto.

Executed this \_\_\_\_\_ day of \_\_\_\_\_

Wyldewood Hills Subdivision

Developer \_\_\_\_\_

24. Amendment:

The covenants and restrictions of this Declaration shall run with and bind the land, unless otherwise amended as provided herein. This Declaration may be amended in whole or in part at any time by an instrument in writing executed by the Developer or its successors or assigns.

25. Amendment: Dated \_\_\_\_\_.

No private or public roadways or easements are to be used or dedicated for the purpose of connecting Wyldewood Ridge Drive to any adjacent lands.

STATE OF MISSOURI )

) ss.

COUNTY OF WEBSTER )

On this \_\_\_\_\_ day of \_\_\_\_\_, before me personally appeared James R. Noennig, a single person, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed and that he declared himself to be single and unmarried.

In Testimony Whereof, I have hereto set my hand and affixed my official seal, at my office in Marshfield, Missouri the day and year above written.

My commission as Notary Public will expire:

\_\_\_\_\_  
Notary Public